174.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	423,200 / 423,200
					USE VALUE:	423,200 / 423,200
					ASSESSED:	423,200 / 423,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		MASS AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SILVERA CHRISTOPHER B
Owner 2:	
Owner 3:	
Street 1:	85 A PLEASANT STREET
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02421 Type:

PREVIOUS OWNER

Owner 1:	SILVERA LILI J & ISAAC F -
Owner 2:	-
Street 1:	85A PLEASANT STREET
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains .044 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1870, having primarily Vinyl Exterior and 1910 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B4	VEH OR BU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	1935.000	122,000		301,200	423,200
Total Card	0.044	122,000		301,200	423,200
Total Parcel	0.044	122,000		301,200	423,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 221.57 | /Parcel: 221.57

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 115645
GIS Ref
GIS Ref
Insp Date 08/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 174.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	122,000	0	1,935.	301,200	423,200		Year end	12/23/2021
2021	104	FV	116,900	0	1,935.	301,200	418,100		Year End Roll	12/10/2020
2020	104	FV	116,900	0	1,935.	301,200	418,100	418,100	Year End Roll	12/18/2019
2019	104	FV	91,900	0	1,935.	296,900	388,800	388,800	Year End Roll	1/3/2019
2018	104	FV	91,900	0	1,935.	228,000	319,900	319,900	Year End Roll	12/20/2017
2017	104	FV	86,700	0	1,935.	215,100	301,800	301,800	Year End Roll	1/3/2017
2016	104	FV	86,700	0	1,935.	197,900	284,600	284,600	Year End	1/4/2016
2015	104	FV	78,100	0	1,935.	185,000	263,100	263,100	Year End Roll	12/11/2014

!13486!

PRINT

Date	Time
12/30/21	17:10:21

LAST REV

Date	Time
09/21/21	08:23:10

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 13486

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SILVERA LILI J	59327-556		6/19/2012	Family	350,000	No	No		
BERMANS MARKET,	31060-73		1/18/2000		240,000	No	No		
BAGELMAN ROSE,	7703-515		2/8/1951	Family		No	No		Property willed to Rose Bagelman from Max Ber

USER DEFINED

Prior Id # 1:	115645
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS&NOTICE	CC	Chris C
4/28/2009	Info At Door	189	PATRIOT
12/21/1999	Mailer Sent		
12/20/1999	Measured	163	PATRIOT
7/12/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		1935		Sq. Ft.	Site		0	70.	2.22	6			Med. Tr	-10					301,171						301,200	

Total AC/HA:	0.04442	Total SF/SM:	1935	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	301,171	Spl Credit		Total:	301,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	3	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:	PT - Part Town	70.	%
Override:			%
	Total:	80.68	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.19973826
Const Adj.:	0.98990101
Adj $ / SQ:	213.772
Other Features:	148500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	631498
Depreciation:	509493
Depreciated Total:	122005

COMMENTS

HSE, 70% LEXINGTON; LAND 80%. OF = TOILET IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

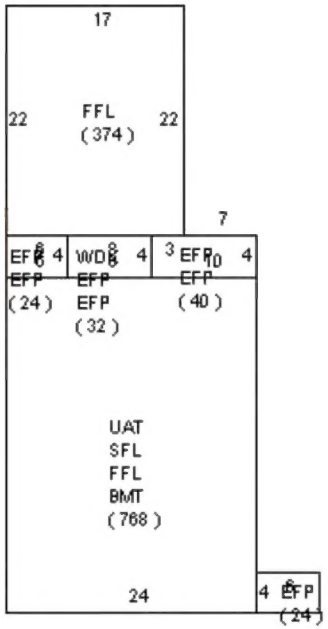
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	213.77
Special Features:	0	Val/Su Net:	39.13
Final Total:	122000	Val/Su SzAd	63.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,142	213.770	244,128
BMT	Basement	768	64.130	49,253
SFL	Second Floor	768	213.770	164,177
EFP	Enclos Porch	216	39.430	8,516
UAT	Upper Attic	192	85.510	16,418
WDK	Deck	32	15.840	507

Net Sketched Area:	3,118			Total:	482,999
Size Ad	1910	Gross Area	3694	FinArea	1910

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

174.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	